

**Eau Claire Redevelopment Authority
Minutes**

**Meeting of
Wednesday, February 18, 2015
Council Chambers, City Hall**

Members Present: Jeff Halloin, Ted Barr, Janine Wildenberg, Marty Green and Russ Van Gompel

Members Absent: Mike DeRosa and David Klinkhammer

Staff Present: Mike Schatz, Kelly Thompson, Jay Winzenz, Steven Nick and Elaine Coughlin

Others Present: Jeff Nelson

1. Call to order

This meeting was called to order by Mr. Barr at 7:32 a.m.

2. Minutes of January 21, 2015

The minutes from the meeting of January 21, 2015 were approved on a motion made by Mr. Halloin and seconded by Ms. Wildenberg. The motion passed.

3. Financial statements

Ms. Thompson presented the financial statements for the period ending January 31, 2015. There were no operating expenses for the month of January. Acquisition expenses for the month of January totaled \$32,376 and included \$176 for utilities in the West Bank Redevelopment District, \$901 for utilities at the former post office, \$3,390 for pre-demolition hazmat testing for properties in the West Bank Redevelopment District, \$1,916 for pre-demolition hazmat testing at the former post office, \$24,712 moving payment to Dell's Architectural Antiques, and \$1,281 for property taxes at 38 Maple Street.

Ms. Wildenberg made a motion to approve the financial statements and seconded by Mr. Green. The motion passes.

4. Consideration of a request to forgive rent from Jeff Nelson, former tenant at 38 Maple Street in the West Bank Redevelopment District

Mr. Schatz explained that we made a motion last meeting contingent on review by City Attorney and that there is additional information to report.

Ms. Thompson showed a timeline with Dell's Architectural antiques. After a 90-day notice letter and a 30-day notice to vacate in August, Jeff was contacted to see if he needed an extension. Jeff said he would be out on September 30 and did not ask for an extension from the RDA. Ms. Thompson explained she sent him a letter indicating his rent would be doubling

since he was not on time. Jeff was out on December 15. Ms. Thompson showed that the rent was doubled, in addition to the regular rent, and will be making a refund of \$496.17. Mr. Nick showed a photo and explained that other property owners have been treated similarly by the RDA. He explained that another tenant had rent doubled by the RDA with the same type of timelines and issues. Mr. Nick said it is a statutory amount that the rent doubles, and then also pointed out everything that was on city property. He said the photo shows that there was wood and other materials stacked on the City's property the day after the extended deadline. It continued to be there a few more weeks and more arrived after being told to remove it. He also explained that this continued after being informed to not put materials there. In addition, there were materials being stored on the YMCA's property which was a restriction. Mr. Nick said that citations have been issued to Mr. Nelson for trespassing and while personal property has been removed from city property, the violation in terms of storage on the YMCA property still exists.

Mr. Van Gompel made a motion to defer any consideration of refunding/waiving double rent, only if the situation can be resolved by the last day of May. This motion was seconded by Mr. Halloin and he also included that the RDA has considered the City's attorney and his actions. Mr. Barr explained the end of May will be the deadline and also the resolution on this predicament. The motion passed.

There was a motion to go into closed session made by Ms. Wildenberg and this was seconded by Mr. Van Gompel. The motion passed.

CLOSED SESSION

The Redevelopment Authority will convene in closed session to discuss the terms and conditions of a potential acquisition for property located at 1807 Oxford Avenue in the West Bank Redevelopment District, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion to go into open session made by Mr. Green and this was seconded by Mr. Van Gompel. The motion passed.

OPEN SESSION

5. Executive Director's report

Mr. Schatz explained that the City was approached about releasing deeds for 2 S. Barstow St. He informed the RDA that it has been requested and the City was in process of doing that. Mr. Nick explained that the City has already done this and also the RDA has approved it and authorized the transfer.

Mr. Schatz explained there has been some preliminary work done in the West Bank after hiring Ayres Associates in regards to public space and the trail. Mr. Schatz showed Madison Street and explained that initial designs are started to connect the trail on both sides of the street.

Mr. Schatz explained that as work is done on the ramp and potential liner buildings, there will be a transfer of properties that need to take place. He said the City has put together some CSM parcels to show what would need to happen. It will depend on what is received with RFPs in regards to transferring properties from the RDA to the City of Eau Claire. He said it looks like the transfer would be two parcels. There would be an area to go towards the parking lot from RCU to the City of Eau Claire and a small remnant that RCU kept that they would be willing to just give to the RDA.

Mr. Schatz informed the RDA that the City was approached by a property owner near the West Bank RDA district. He explained that due to the topography rise and location, it does not make sense to consider his offer, but wanted to make the RDA aware they were approached, but not interested.

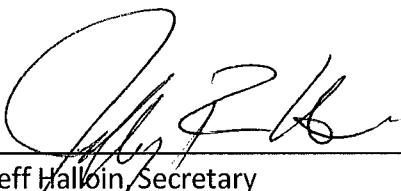
Mr. Schatz also informed the RDA that applications are due by March 6, 2015 on CDBG funds.

Mr. Schatz then informed the RDA that Mr. Van Gompel has asked to formulate a TIF policy that the City will have. He said to expect something to go to City Council in the next couple of months. He attended the Governor's Conference on Economic Development and noted it was an excellent session regarding TIF policies. He noted that Ehlers and Springsted were the presenters. Mr. Schatz also announced that former RDA member, Tom Mihajlou won the WEDA's Frederick C. Peace Award.

Mr. Schatz asked the RDA that because of the timing with the potential RFPs if it would be possible to move the next meeting up a week to coordinate any RFPs and have everyone in attendance. The RDA Board agreed that this will work and confirmed the next meeting will be held March 11, 2015.

6. Announcements, directions and correspondence

This meeting was adjourned at 8:49 a.m.



Jeff Halkin, Secretary